024.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,700 / 895,700
					USE VALUE:	895,700 / 895,700
					ASSESSED:	895,700 / 895,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITNEY CAROL A/ETAL
Owner 2:	BARRY JOSEPH V & ANNE W
Owner 3:	
Street 1:	55 TEEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1920, having primarily Asbestos Exterior and 1837 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5375.000	428,200	2,500	465,000	895,700
Total Card	0.123	428,200	2,500	465,000	895,700
Total Parcel	0.123	428,200	2,500	465,000	895,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.59 | /Parcel: 487.59

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	15940
GIS Ref	
GIS Ref	
Insp Date	07/22/17

!1980!

PREVIOUS ASSESSMENT

Parcel ID: 024.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	428,200	2500	5,375.	465,000	895,700		Year end	12/23/2021
2021	104	FV	408,500	2500	5,375.	465,000	876,000		Year End Roll	12/10/2020
2020	104	FV	408,800	2500	5,375.	465,000	876,300	876,300	Year End Roll	12/18/2019
2019	104	FV	323,600	2500	5,375.	494,100	820,200	820,200	Year End Roll	1/3/2019
2018	104	FV	323,600	2500	5,375.	360,400	686,500	686,500	Year End Roll	12/20/2017
2017	104	FV	304,600	0	5,375.	313,900	618,500	618,500	Year End Roll	1/3/2017
2016	104	FV	304,600	0	5,375.	267,400	572,000	572,000	Year End	1/4/2016
2015	104	FV	255,900	0	5,375.	261,600	517,500	517,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:53:00

LAST REV

Date	Time
08/23/17	10:19:47
apro	
1980	

SALES INFORMATION

TAX DISTRICT: PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21263-329		1/29/1999	Family	1	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	Meas/Inspect	HS	Hanne S
4/16/2009	Meas/Inspect	189	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	256	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	15940
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

Total AC/HA:	0.12339	Total SF/SM:	5375	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	465,002	Spl Credit		Total:	465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.26331782
Const Adj.:	0.95490450
Adj $ / SQ:	205.079
Other Features:	108500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	526026
Depreciation:	97841
Depreciated Total:	428185

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	2	Baths:	1	HB	

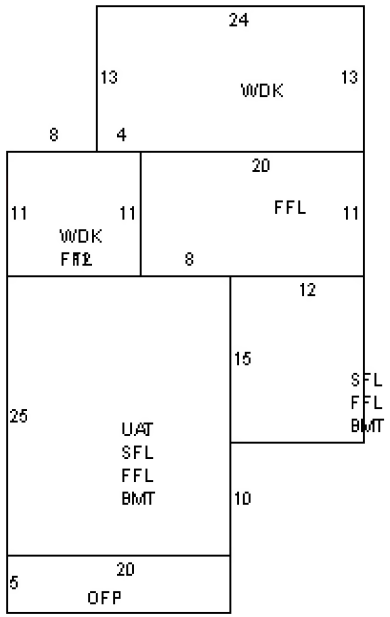
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	1	
Totals			
2	10	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	205.08
Special Features:	0	Val/Su Net:	139.89
Final Total:	428200	Val/Su SzAd	250.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,032	205.080	211,642
BMT	Basement	680	61.520	41,836
SFL	Second Floor	680	205.080	139,454
WDK	Deck	444	7.880	3,499
UAT	Upper Attic	125	143.560	17,944
OFP	Open Porch	100	31.510	3,151

Net Sketched Area:	3,061	Total:	417,526
Size Ad	1712	Gross Area	3436	FinArea	1837
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X20	A	AV	2010	0.00	T	7.2	104						
11	Pool-Vinyl	D	Y	1	18	A	AV	2003	41.56	T	12.8	104			700			700
19	Patio	D	Y	1	18X24	A	AV	2003	3.12	T	12.8	104			1,200			1,200
19	Patio	D	Y	1	10X13	A	AV	2003	5.13	T	12.8	104			600			600

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500